

**Dutchess County Planning Board
Special Voting Session
MINUTES – February 23, 2016**

Present

Colleen Cruikshank
Joel Diemond
Hans Hardisty
Edward Hauser
Hans Klingzahn
James Nelson
Warren Smith
Jill Way
John Weisman
Rick Wilhelm
Randall Williams
Jennifer Coccozza, *Staff*
Brian Kehoe, *Staff*
Lynn Schara, *Staff*
Eoin Wrafter, *Staff*

Absent

Michael Dupree
Anne-Marie Smith, *County Attorney Liaison*

Hans Klingzahn, Chairman, called the meeting to order at 4:00 PM.

Partnership for Manageable Growth

A summary of the submitted applications and their ranking was distributed. The ranking was prepared prior to the site visits and the DLC memo (attached). The infrastructure for Hyde Park's water project was awarded \$500,000 of the available funding, so that leaves less funding for the farmland projects. To fully fund all projects, an additional \$275,000 would be required. After some discussion, the board finalized the recommendations and resolution to submit to the County Executive. The board recommended that the following projects, in priority order, be submitted for consideration of funding:

1. Manne Farm
2. Locust Grove (Atkins)
3. Duncandale Farm
4. Steel (Great Song Farm)
5. Caora Farm
6. Chaseholm Farm

The following insert will be added before the last whereas of the resolution:

“Whereas, that the Board finds that each of the 6 applicants met or exceeded the program criteria and,”

We will also add a notation to the transmittal memo to the County Executive that states the Board feels that acquiring additional funds for this program in the future is imperative.

A motion was made by Ed Hauser to approve and accept the submission, and was seconded by Warren Temple Smith. There were no objections and the motion was carried.

In future rounds of applications, the Board agreed that voting should only take place after site visits are made, no matter how clear the applications may seem.

With no further business, Rick Wilhelm motioned to adjourn and Randall Williams seconded. The meeting ended at 5:10 PM.

Respectfully submitted,

Lynn Schara

Partnership for Manageable Growth 2015 Applications Summary

Score	Project Title	Category	Acreage Location	Total Project Cost	DCPMGP Request Applicant	Cost Per Acre	% of PMGP	Award	Needed
167	Manne Farm/ND-4, LLC	Farmland Protection	38 East Fishkill	\$201,950	\$80,000 Dutchess Land Conservancy	\$5,279.74	40%	\$80,000	\$0
160	Locust Grove Farm (Atkins)	Farmland Protection	167 Pleasant Valley	\$1,030,150	\$195,000 Dutchess Land Conservancy	\$6,184.86	19%	\$195,000	\$0
151	Duncandale Farm	Farmland Protection	168 North East	\$1,145,850	\$229,580 Dutchess Land Conservancy	\$6,811.62	20%	\$229,580	\$0
145	Caora Farm (Ferraro/Weathers)	Farmland Protection	79 North East	\$371,850	\$69,300 Dutchess Land Conservancy	\$4,736.94	19%	\$69,300	\$0
144	Chaseholm Farm	Farmland Protection	187 Pine Plains	\$1,268,770	\$246,225 Scenic Hudson Land Trust	\$6,784.87	19%	\$246,225	\$0
141	Steel (Great Song Farm)	Farmland Protection	88 Milan	\$463,600	\$115,750 Dutchess Land Conservancy	\$5,280.78	25%	\$115,750	\$0
			726	\$4,482,170	\$935,855			\$935,855	
	Hyde Park Central Sewer District	Infrastructure	n/a Hyde Park	\$14,247,786.00	\$3,561,946.50 Town of Hyde Park	n/a	n/a	\$500,000	\$275,855
				\$14,247,786.00	\$3,561,946.50			\$1,435,855	\$275,855
			Total Requests	\$18,729,956.00	\$4,497,801.50				
			Estimated Available Funding		\$1,160,000.00			\$1,160,000	
			Balance		(\$3,337,801.50)			(\$275,855)	



DUTCHESS LAND CONSERVANCY

Preserving Open Land in Dutchess County

Memorandum

To: Dutchess County Planning Board members, Eoin Wrafter, Commissioner of Planning, Brian Kehoe, Planner
From: Becky Thornton, President, Dutchess Land Conservancy
Date: February 17, 2016
Re: Dutchess County Partnership for Manageable Growth (PMG) Proposals

Thank you all for taking time out of your busy schedules to visit the farms under consideration for PMG funding. It's a great way to see the importance of each of these farms in the lives of the farmers, as part of our ag. industry, and to the community at large.

I wanted to follow up based on a brief discussion that occurred in the van on our return trip from the farm site visits last Tuesday regarding how DLC prioritizes its PDR projects to provide you with some additional background information. While we know you will be making your decisions based on the merits of each application, we thought this would be helpful to share.

All of the County applications (with the exception of Manne) will be matched (or potentially matched if pending) by State purchase of development rights funding through either the *Farmland Protection Implementation Grants Program* (FPIG) (the state-wide funding program) or the *Hudson Valley Enhancement Program* (HVAEP) (the one-time additional \$20M for the Hudson Valley.)

The State is putting a strong emphasis on closing projects quickly; thus organizations that show a strong history of closing awarded FPIG and/or HVAEP projects receive a higher score when Ag and Markets is reviewing new farmland protection proposals. This is a subcategory under "Organizational Capacity", which accounts for 20% of the maximum score on the rating sheet that proposal reviewers use. This is very important to DLC and other land conservation organizations (e.g. Scenic Hudson, Winnakee LT) because we want to maintain a high score when our projects are ranked - this helps ensure greater success in a very competitive process, enabling us to bring more funds into Dutchess County to protect our local farms.

DLC project timing:

The Manne Farm/Jackson project has a unique "opportunity" time frame. It is tied to a potential sale, and if DLC, Scenic Hudson, and Hudson Highlands Land Trust are not able to come up with the funds to help the Jackson's acquire and protect the farm, the landowner will sell it – potentially through a public auction within the next six months, which could result in a non-compatible farm use as a neighbor.

Great Song Farm/Steel was awarded State FPIG funding in October of 2014. It's important that DLC closes this project in a timely manner since State funding was already awarded. Thus Manne and Steel are priorities for DLC to close sooner than later given the timing constraints.

DLC applied for State HVAEP funding on January 29, 2016 for Atkins/Hackett Holsteins, Caora Farm, and Duncandale Farm, and Scenic Hudson/CLC applied for funding for Chaseholm Farm meeting this same deadline. State funding is pending on each of these projects and we hope to hear sometime this Spring. With \$20M up for grabs, we are hopeful that all four of these important projects will be awarded funding. If funding is awarded, both DLC and Scenic Hudson will be working to close these projects as soon as possible, again to maintain a high ranking score with the State.

As you saw, each of these farms is unique and important in its own way, and while we'd love all five farms to be awarded funding, we understand there are competing needs with limited resources. Should any of these projects not receive funding, we are hopeful that we can return to you should a future PMG opportunity arise. We wish you all the best in your deliberations.